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THE DEPUTY COMMONWEALTH STATISTICIAN,
BOX 1433J, G.P.O., ADELAIDE.
TELEPHONE: 83 69



Statistical Bulletin No. 28 of 1961

COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

In reply quote No. .

BUILDING OPERATIONS

SOUTH AUSTRALIA

EIGHTH FLOOR,
DA COSTA BUILDING,
68 GRENFELL STREET,
ADELAIDE.
SEPTEMBER QUARTER 1961

A summary of building operations in South Australia from 1956/57 to September 1961 is shown in Table 1 of this bulletin. More detailed information concerning types of houses, other new buildings, employment in the building industry, and dwellings within Local Government areas, is given in Tables 2 to 7.

SCOPE

This Bulletin includes details of "New Buildings", which include Houses and Flats as well as the classes of building shown in Tables 3 to 5 plus major additions (£5,000 and over) to these buildings (other than houses), but excludes (1) minor alterations, additions, repairs, and renovations, and (2) all construction activity such as railways, bridges, earthworks, water storage, etc.

COMMENTS

Table 1 shows that 2,349 houses were commenced and 2,144 completed during September quarter 1961, an increase of 63 commencements and a decrease of 189 completions on figures for the previous quarter; in September quarter, 1960, commencements numbered 2,573 and completions 2,454.

During September quarter 1961 there were 155 flats commenced, 42 more than in June quarter 1961.

From July to September, 1961, fewer houses and fewer flats were completed than in the preceding three months, but more of each were commenced than in any quarter since September 1960.

The considerable fluctuations from period to period in the value of "new buildings other than dwellings" in Table 3 are partly the result of the unequal incidence of individual large contracts. In one case a single contract may be let for a large project thereby inflating values during the quarters covering commencement, construction, and completion of that project, but in another instance a number of small contracts may be let over a protracted period and thus have little apparent effect on the totals for the quarter. Table 4, which shows the value of work done on the various types of new buildings during each period, is not subject to these fluctuations. The different unit values of new buildings commenced during different periods are shown in Table 5.

For the third successive quarter the number employed on all jobs of builders of new buildings (Table 6) declined. The number recorded as employed on 29th September 1961 was 33 less than that for 30th June 1961.

As shown in Table 7 a large proportion of home building continues to be concentrated within a few local government areas. During the quarter ended 30th September last 1,071 (84.4 per cent) of dwellings completed in metropolitan local government areas were in the Municipal Corporations of Burnside, Campbelltown, Enfield, Marion, Mitcham, Port Adelaide, West Torrens, and Woodville; of dwellings completed outside the metropolitan area 53.2 per cent were in the near metropolitan District Councils of Noarlunga, Salisbury (including the greater portion of Elizabeth), and Tea Tree Gully. Completions in the Whyalla Town Commission area accounted for a further 11.9 per cent.

DEFINITIONS

Values - All values shown exclude the value of land and, except for Table 4, represent the value of buildings upon completion (but see also "Completions"). The values shown in Table 4 represent the value of work actually done on new buildings during the period.

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Commencements - A building is recorded as commenced when work on the foundations has begun.

Under Construction - Once commenced, even though work on it may have been temporarily suspended, a building is classified as "Under Construction" until its "Completion" - see next paragraph.

Completions - A building is regarded as having been completed when the contractor has fulfilled the terms of the contract or in the case of an owner-builder when the dwelling is either completed or occupied (whichever occurs first). However, the value shown in all cases is that of the building as a finished project as planned.

TABLE 1 - NEW BUILDINGS COMMENCED, COMPLETED, AND UNDER CONSTRUCTION : SOUTH AUSTRALIA

Period	Houses (a)		Flats (a)(b)		Total Dwellings (a)		Other New Buildings (c)	Total New Buildings
	No.	£'000	No.	£'000	No.	£'000		
COMMENCED DURING PERIOD								
Year ended -								
30th June 1957	6,832	21,501	295	655	7,127	22,156	9,732	31,888
1958	6,931	22,497	499	1,084	7,450	23,581	12,078	35,659
1959	8,125	26,043	751	1,836	8,876	27,879	14,859	42,738
1960	8,909	29,784	816	2,066	9,725	31,850	17,618	49,468
1961	9,268	30,890	571	1,466	9,839	32,356	25,567	57,923
Quarter ended -								
30th June 1960	2,145	7,379	218	503	2,363	7,882	3,967	11,849
30th Sept.	2,573	8,683	210	668	2,783	9,351	4,220	13,571
31st Dec.	2,342	7,826	134	295	2,476	8,121	8,310	16,431
31st Mar. 1961	2,067	6,865	114	266	2,181	7,131	4,893	12,024
30th June	2,286	7,516	113	237	2,399	7,753	8,144	15,897
30th Sept.	2,349	7,928	155	329	2,504	8,257	4,793	13,050
COMPLETED DURING PERIOD								
Year ended -								
30th June 1957	7,193	22,802	230	517	7,423	23,319	10,678	33,997
1958	7,606	24,703	372	870	7,978	25,573	12,474	38,047
1959	8,143	26,260	640	1,558	8,803	27,818	16,576	44,394
1960	8,976	29,671	603	1,385	9,579	31,056	16,584	47,640
1961	9,376	31,988	887	2,462	10,263	34,450	19,416	53,866
Quarter ended -								
30th June 1960	2,220	7,380	143	316	2,363	7,696	4,761	12,457
30th Sept.	2,454	8,284	219	596	2,673	8,880	3,433	12,313
31st Dec.	2,513	8,600	283	764	2,796	9,364	6,481	15,845
31st Mar. 1961	2,076	7,216	155	404	2,231	7,620	4,753	12,373
30th June	2,333	7,888	230	698	2,563	8,586	4,749	13,335
30th Sept.	2,144	7,229	181	442	2,325	7,671	3,734	11,405
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
30th June 1957	5,854	18,186	184	437	6,038	18,623	18,169	36,792
1958	5,199	16,534	311	661	5,510	17,195	18,142	35,337
1959	5,181	16,717	422	978	5,603	17,695	16,409	34,104
1960	5,114	17,110	635	1,684	5,749	18,794	18,028	36,822
1961	5,006	16,441	319	728	5,325	17,169	24,558	41,727
Quarter ended -								
30th June 1960	5,114	17,110	635	1,684	5,749	18,794	18,028	36,822
30th Sept.	5,233	17,586	626	1,758	5,859	19,344	18,809	38,153
31st Dec.	5,062	16,849	477	1,305	5,539	18,154	20,832	38,986
31st Mar. 1961	5,053	16,703	436	1,179	5,489	17,882	20,994	38,876
30th June	5,006	16,441	319	728	5,325	17,169	24,558	41,727
30th Sept.	5,211	17,212	293	616	5,504	17,828	25,611	43,439

(a) Excludes dwellings attached to "other new buildings".

(b) Includes "Home Units".

(c) Includes value of attached dwellings.

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TABLE 2 - NEW HOUSES: CONTRACT-BUILT AND OWNER-BUILT, SOUTH AUSTRALIA

Period	Contract-Built				Owner-Built				(a)
	Brick, Stone, etc.		Other (b)		Brick, Stone, etc.		Other (b)		
	No.	£'000	No.	£'000	No.	£'000	No.	£'000	
COMMENCED DURING PERIOD									
Year ended -									
30th June 1957	4,169	13,345	884	2,348	1,400	4,981	340	827	
1958	4,694	15,539	829	2,208	1,149	4,060	279	690	
1959	5,780	19,018	1,093	2,918	1,016	3,565	236	542	
1960	7,012	23,949	1,020	2,762	717	2,679	160	394	
1961	7,574	25,498	874	2,465	672	2,579	148	348	
Quarter ended -									
30th June 1960	1,699	5,972	225	610	186	707	35	90	
30th Sept.	2,091	7,140	261	715	186	733	35	95	
31st Dec.	1,940	6,521	192	541	177	693	33	71	
31st Mar. 1961	1,664	5,586	170	502	181	669	52	108	
30th June	1,879	6,251	251	707	128	484	28	74	
30th Sept.	2,022	6,857	170	488	133	533	24	50	
COMPLETED DURING PERIOD									
Year ended -									
30th June 1957	4,361	14,096	1,130	2,995	1,415	5,005	287	706	
1958	4,750	15,707	922	2,597	1,523	5,516	350	883	
1959	5,515	17,968	937	2,515	1,388	5,036	303	741	
1960	6,582	22,222	1,132	3,068	1,043	3,829	219	552	
1961	7,486	25,788	823	2,333	902	3,457	165	410	
Quarter ended -									
30th June 1960	1,696	5,775	277	753	207	752	40	100	
30th Sept.	1,994	6,820	216	595	208	776	36	93	
31st Dec.	1,904	6,617	268	751	285	1,090	56	142	
31st Mar. 1961	1,631	5,719	188	543	218	859	39	95	
30th June	1,957	6,632	151	444	191	732	34	80	
30th Sept.	1,747	5,995	213	587	140	543	44	104	
UNDER CONSTRUCTION AT END OF PERIOD									
Year ended -									
30th June 1957	3,132	9,621	386	1,016	1,997	6,703	339	846	
1958	3,080	9,676	228	641	1,623	5,546	268	671	
1959	3,345	10,832	384	1,048	1,251	4,335	201	502	
1960	3,775	12,667	272	754	925	3,332	142	357	
1961	3,863	12,689	323	897	695	2,549	125	306	
Quarter ended -									
30th June 1960	3,775	12,667	272	754	925	3,332	142	357	
30th Sept.	3,872	13,026	317	877	903	3,317	141	366	
31st Dec.	3,908	12,927	241	668	795	2,957	118	297	
31st Mar. 1961	3,941	12,968	223	635	758	2,788	131	312	
30th June	3,863	12,689	323	897	695	2,549	125	306	
30th Sept.	4,138	13,627	280	796	688	2,535	105	254	

(a) An "owner-built" house is one actually erected or being erected by the owner or under the owner's direction by sub-contract or day-labour but without the services of a contractor who is responsible for the whole job.

(b) "Other" houses are mainly of fibro-cement or weatherboard construction, e.g. included in the 988 "other" type houses completed during 1960/61 (823 contract-built and 165 owner-built) 919 were of fibro-cement construction valued at £2,497,000, and 60 of weatherboard with a value of £223,000. During September Quarter 1961 there were 244 (£655,000) fibro-cement and 13 (£36,000) weatherboard houses completed.

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TABLE 3 - NEW BUILDINGS OTHER THAN DWELLINGS : VALUE (a), SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	30th June 1960	30th June 1961	30th June 1960	30th Sept. 1960	31st Dec. 1960	31st Mar. 1961	30th June 1961	30th Sept. 1961
	COMMENCED DURING PERIOD (£'000)							
Business Premises -								
Hotels etc. & Shops	2,810	4,817	762	402	3,338	565	512	1,295
Factories	2,367	3,808	930	814	980	1,188	826	643
Other (b)	4,388	6,629	608	1,347	1,319	730	3,233	1,054
Educational & Health	5,500	7,478	932	934	1,655	1,742	3,147	1,317
All Other (c)	2,553	2,835	735	723	1,018	668	426	484
Total	17,618	25,567	3,967	4,220	8,310	4,893	8,144	4,793
	COMPLETED DURING PERIOD (£'000)							
Business Premises -								
Hotels etc. & Shops	1,892	2,801	646	386	1,279	626	510	292
Factories	2,729	3,487	1,098	466	1,202	567	1,252	802
Other (b)	4,904	4,761	787	1,183	1,021	1,753	804	807
Educational & Health	4,453	5,778	1,466	1,006	2,121	1,439	1,212	1,097
All Other (c)	2,606	2,589	764	392	858	368	971	736
Total	16,584	19,416	4,761	3,433	6,481	4,753	4,749	3,734
	UNDER CONSTRUCTION AT END OF PERIOD (£'000)							
Business Premises -								
Hotels etc. & Shops	1,925	13,834	1,925	1,922	4,000	3,954	3,958	4,960
Factories	2,971	13,560	2,971	3,332	3,109	3,748	3,371	3,199
Other (b)	3,023	14,287	3,023	3,215	3,535	2,517	5,020	5,273
Educational & Health	7,976	33,399	7,976	7,924	7,640	7,943	9,892	10,114
All Other (c)	2,133	10,113	2,133	2,416	2,548	2,832	2,317	2,065
Total	18,028	85,193	18,028	18,809	20,832	20,994	24,558	25,611

(a) Includes values of attached dwellings.
 (b) Includes office buildings, service stations, warehouses, communication buildings, etc.
 (c) Includes defence buildings, buildings for religious and entertainment purposes, homes for aged, etc.

TABLE 4 - NEW BUILDINGS : VALUE OF WORK DONE DURING PERIOD SPECIFIED, SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	30th June 1960	30th June 1961	30th June 1960	30th Sept. 1960	31st Dec. 1960	31st Mar. 1961	30th June 1961	30th Sept. 1961
	£'000							
Houses (a)	26,190	27,676	6,815	7,435	7,265	6,467	6,509	7,241
Flats	1,733	2,073	530	554	606	437	476	302
Total Houses & Flats	27,923	29,749	7,345	7,989	7,871	6,904	6,985	7,543
Business Premises -								
Hotels, Boarding Houses, etc.	949	695	288	271	239	82	103	294
Shops	1,293	2,516	406	465	504	799	748	1,132
Factories	2,483	4,069	847	878	772	1,105	1,314	715
Office Premises	2,209	2,272	501	471	717	528	556	601
Other (b)	2,815	2,397	406	593	702	539	563	455
Educational	3,611	3,958	682	836	757	1,034	1,331	1,593
Religious	410	557	127	139	105	175	138	160
Health	2,106	1,215	547	410	438	151	216	278
Entertainment & Recreation	648	606	150	156	100	144	206	169
Miscellaneous (c)	1,431	1,828	309	424	433	457	514	510
Total Other New Buildings (Excl. Houses & Flats)	17,955	20,113	4,263	4,643	4,767	5,014	5,689	5,907

(a) Excludes owner-built houses.
 (b) Includes service stations, warehouses, communication buildings, etc.
 (c) Includes defence buildings, homes for aged, homes for children, etc.

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TABLE 5 - NEW BUILDINGS OTHER THAN DWELLINGS COMMENCED: TYPE & VALUE, SOUTH AUSTRALIA

Type of Building	Year Ended				Quarter Ended					
	30th June 1960		30th June 1961		30th June 1960	30th Sep. 1960	31st Dec. 1960	31st Mar. 1961	30th June 1961	30th Sep. 1961
	No.	£'000	No.	£'000	Number					
UP TO £25,000										
Business Premises -										
Hotels, Boarding Houses, etc.	9	102	14	190	2	5	4	-	5	6
Shops	152	984	116	659	44	42	31	23	20	23
Factories	115	935	110	1,094	36	35	30	30	15	24
Office Premises	39	495	32	287	7	9	9	6	8	10
Other (a)	170	1,269	124	1,158	30	39	37	22	26	30
Educational	83	513	131	900	36	35	22	29	45	43
Health	18	185	8	114	3	2	2	2	2	7
Religious	51	378	53	460	14	15	11	14	13	13
Entertainment & Recreation	57	412	54	330	16	12	12	15	15	11
Miscellaneous (b)	40	381	51	487	13	14	14	9	14	13
Total	734	5,654	693	5,679	201	208	172	150	163	180
OVER £25,000										
Business Premises -										
Hotels, Boarding Houses, etc.	12	1,173	4	450	2	-	1	1	2	3
Shops	10	551	10	3,518	4	2	2	5	1	10
Factories	22	1,432	32	2,714	11	7	5	11	9	5
Office Premises	16	1,637	14	4,274	4	4	4	1	5	4
Other (a)	19	987	21	910	2	6	6	4	5	3
Educational	38	2,976	36	4,296	6	9	9	12	6	8
Health	4	1,826	4	2,168	-	1	1	-	2	2
Religious	{ 5	169)	3	115	2	1	-	2	-	-
Entertainment & Recreation			4	351	-	1	2	-	1	1
Miscellaneous (b)	15	1,213	15	1,092	4	4	5	5	1	3
Total	141	11,964	143	19,888	35	35	35	41	32	39

(a) Includes service stations, warehouses, communication buildings, etc.

(b) Includes defence buildings, homes for aged, homes for children, etc.

TABLE 6 - BUILDING EMPLOYMENT (a), SOUTH AUSTRALIA

Classification	Number of persons engaged on days specified							
	30th June 1958	30th June 1959	30th June 1960	30th Sept. 1960	14th Dec. 1960	30th Mar. 1961	30th June 1961	29th Sept. 1961
Contractors	674	697	721	687	683	669	644	648
Sub-contractors	1,851	2,300	2,602	2,763	2,842	2,364	2,257	2,320
Wage Earners	8,162	9,639	9,983	10,182	10,556	9,868	9,515	9,415
Carpenters	3,088	3,688	3,584	3,642	3,796	3,438	3,332	3,304
Bricklayers	1,651	1,923	2,225	2,250	2,282	2,000	1,905	1,914
Painters	927	1,058	1,220	1,229	1,266	1,147	1,093	1,115
Electricians	500	575	622	704	783	659	646	647
Plumbers	818	981	1,153	1,152	1,201	1,144	1,110	1,125
Builders' Labourers	1,832	2,207	2,183	2,212	2,250	2,031	2,018	1,989
Other	1,871	2,204	2,319	2,443	2,503	2,482	2,312	2,289
Total	10,687	12,636	13,306	13,632	14,081	12,901	12,416	12,383

(a) Covers all contractors and sub-contractors and employees of contractors, sub-contractors, and Government instrumentalities, who on the day specified were actually engaged on the construction, alteration, repair, and maintenance of buildings, but excludes persons working on owner-built houses or for contractors or sub-contractors who undertake only alterations, additions, repairs, and maintenance. Persons "actually engaged" include those temporarily laid off because of weather. Some duplication may occur as a result of frequent movement between jobs or because some persons (such as electricians) may work on several jobs which are under construction simultaneously.

PIRANHA INYOK, BULAW & ESTATE, THE PIRANHA COMPANY

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Given to each child a small amount of sugar to sweeten his coffee as soon as he has had his meal.

TABLE 7 - NEW DWELLINGS COMPLETED (a) : LOCAL GOVERNMENT AREAS, SOUTH AUSTRALIA

Local Government Area	Year Ended		Quarter Ended					
	30th June 1960	30th June 1961	30th June 1960	30th Sep. 1960	31st Dec. 1960	31st Mar. 1961	30th June 1961	30th Sep. 1961
Metropolitan -								
Adelaide	28	37	2	6	6	17	8	1
Brighton	330	220	61	59	86	35	40	55
Burnside	316	325	61	63	92	84	86	88
Campbelltown	605	732	137	217	161	172	182	135
Colonel Light Gardens	13	1	13	-	-	-	1	-
Enfield	922	966	203	228	250	256	232	297
Glenelg	61	85	14	26	15	25	19	16
Henley and Grange	192	301	55	70	111	100	20	41
Hindmarsh	14	22	5	2	3	4	13	10
Kensington & Norwood	15	16	8	1	10	3	2	9
Marion	918	822	193	234	251	183	154	141
Mitcham	665	537	156	163	147	110	117	115
Payneham	171	190	36	50	53	40	47	26
Port Adelaide	258	319	63	44	52	98	125	80
Prospect	37	53	4	8	22	6	17	7
St. Peters	13	23	10	6	4	9	4	3
Thebarton	9	7	3	1	5	-	1	2
Unley	78	146	20	49	44	28	25	25
Walkerville	24	21	6	4	5	5	7	3
West Torrens	553	507	196	151	109	111	136	105
Woodville	669	495	144	109	132	97	157	110
Total	5,891	5,825	1,390	1,491	1,558	1,383	1,393	1,269
Country -								
Angaston	31	36	6	3	10	13	10	4
Berri	55	22	10	6	6	7	3	5
East Torrens	19	30	3	11	3	6	10	8
Encounter Bay	27	30	5	10	9	7	4	5
Gawler	52	73	14	18	21	18	16	6
Kadina Corp'n	24	20	7	5	4	7	4	-
Loxton	29	29	7	7	8	3	11	8
Meadows	26	33	6	7	10	7	9	9
Millicent	82	79	17	15	21	23	20	18
Mt. Barker	16	27	4	3	6	9	9	5
Mt. Gambier Corp'n.	168	175	53	46	52	45	32	43
Mt. Gambier D.C.	14	12	6	1	7	2	2	1
Munno Para	14	30	6	3	7	7	13	15
Murray Bridge	64	52	16	12	18	10	12	2
Naracoorte Corp'n	38	41	8	13	12	8	8	8
Noarlunga	99	169	21	28	44	43	54	48
Onkaparinga	21	31	7	4	11	8	8	12
Penola	18	27	9	7	4	12	4	3
Pirie D.C.	25	16	7	13	2	-	1	1
Pt. Augusta	80	100	20	24	22	26	28	23
Pt. Elliot	22	21	8	4	7	3	7	4
Pt. Lincoln Corp'n.	69	44	19	13	11	6	14	14
Pt. Pirie Corp'n.	47	29	11	12	6	8	3	2
Renmark	40	37	14	9	10	8	10	6
Salisbury	1,344	1,688	359	490	498	253	447	374
Stirling	50	52	11	15	9	10	18	12
Tatiara	35	34	5	5	12	10	7	10
Teatree Gully	250	408	80	118	102	84	104	143
Victor Harbor	29	24	6	4	9	6	5	7
Whyalla Town Comm.	337	457	91	128	116	82	131	127
Willunga	25	26	6	6	8	5	7	11
Other Country	585	622	145	147	181	127	167	129
Total	3,735	4,474	987	1,187	1,246	863	1,178	1,063
Total State	9,626	10,299	2,377	2,678	2,804	2,246	2,571	2,332

(a) Dwelling Units - houses and flats plus dwellings attached to "Other New Buildings".

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correctly. See Fig.